



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, July 19, 2016

IF YOU ARE AGENDA ITEMS #1 THRU #20
PLEASE COME TO THE HEARING AT 9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Christopher L. Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Angel Vallejos at (505) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Christopher L. Graeser, Esq.
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3894.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 16ZHE-80145 | Project# 1010860 | JENNIFER GONZALEZ requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 1 ft 6 in to the required 5 ft side yard setback to allow an existing addition for all or a portion of Lot 11, Block 103, Brentwood Hills zoned R-1, located on 11611 MORENCI AV NE (H-22) |
| 2. | *IR* 16ZHE-80146 | Project# 1010860 | JENNIFER GONZALEZ requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 8 ft to the required 15 ft rear yard setback to allow an existing addition for all or a portion of Lot 11, Block 103, Brentwood Hills zoned R-1, located on 11611 MORENCI AV NE (H-22) |

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|---|
| 3. | *IR* 16ZHE-80059 | Project# 1010760 | GUADALUPE CHAVEZ requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front setback area for all or a portion of Lot 24, Block J, Desert Springs Unit 5 zoned R-LT, located on 7609 DESERT MORNING RD SW (M-10) |
|----|-------------------------|-------------------------|---|

4. **16ZHE-80053** **Project# 1010752** **RANDY PRICE** requests a special exception to PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 1 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 18, Block 30, University Heights Addn zoned R-1, located on **313 DARTMOUTH DR SE (K-16)**
5. **16ZHE-80117** **Project# 1010823** **MATT BLACK** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3.5 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 37-P1, Dos Caminos zoned R-D, located on **5916 MIAMI RD NW (H-11)**
6. **16ZHE-80127** **Project# 1010837** **GILBERT SAVEDRA** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft tall fence in the front yard setback area for all or a portion of Lot 21, Block N, Lavaland Addn zoned R-1, located on **428 59TH ST NW (J-11)**
7. **16ZHE-80128** **Project# 1010841** **NICHOLAS BUTTON** requests a special exception to Section 14-16-3-19(A)(2)(b) : a VARIANCE of 2 ft 6 in to the required 3 ft wall height on the corner front yard setback for all or a portion of Lot Q, Block 30, Ridgecrest Addn zoned R-1, located on **1504 MONROE PL SE (L-17)**

NEW BUSINESS:

8. **16ZHE-80143** **Project# 1010856** **RUEY SHIEH** requests a special exception to Section 14-16-2-23(A) and University Neighborhood SDP, Pg 71(5)(c) : a VARIANCE of 10 ft to the required 15 ft rear setback to allow a proposed addition for all or a portion of Lot 16, Block 8, Buena Vista Heights zoned SU-2 DR, located on **2117 SAINT CYR AV SE (K-15)**
9. **16ZHE-80144** **Project# 1010856** **RUEY SHIEH** requests a special exception to Section 14-16-2-23(A) and University Neighborhood SDP, Pg 71(5)(b) : a VARIANCE of 2 ft 5 in to the required 5 ft side setback to allow an existing addition for all or a portion of Lot 16, Block 8, Buena Vista Heights zoned SU-2 DR, located on **2117 SAINT CYR AV SE (K-15)**
10. **16ZHE-80147** **Project# 1010861** **STRONG, LYNDASAY & RYAN** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 10 ft to the required 10 ft separation to allow an existing accessory structure in the side yard setback for all or a portion of Lot 35, Block N, New Holiday Park zoned R-1, located on **4604 OAHU DR NE (F-22)**
11. **16ZHE-80149** **Project# 1010862** **DOMINIC MONTOYA AND NIDIA RAMOS** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the required front setback for all or a portion of Lot 10-p1, Block 3, Rinconada Point Unit 1 zoned R-LT, located on **3201 PAINTED ROCK DR NW (G-10)**
12. **16ZHE-80157** **Project# 1010874** **TIKA SUBEDI (AUSTINS CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 24, Block 15, East Central Business Addn zoned R-1, located on **209 SHIRLEY ST NE (L-21)**
13. **16ZHE-80158** **Project# 1010875** **THANH QUY (AUSTINS CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 3, Block 16, East Central Business Addn zoned R-1, located on **208 SHIRLEY ST NE (L-21)**
14. **16ZHE-80150** **Project# 1010864** **CREYO CAMPBELL (CHRIS FISCHER, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 4 ft to the required 10 ft separation between accessory buildings and a dwelling unit for all or a portion of Lot 16, Block 4, Manzano Manor Unit 1 zoned R-1, located on **600 FIGUEROA ST NE (K-22)**

- 15. **16ZHE-80151** **Project#** **BASIL WILLIAMS (LISA MAURY, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a **CONDITIONAL USE** to allow retailing which is not permissible in a M-1 zone for all or a portion of Lot 05, Coles Industrial No 2 zoned M-1, located on **3421 STANFORD DR NE (G16)**
1010870
- 16. **16ZHE-80152** **Project#** **BASIL WILLIAMS (LISA MAURY, AGENT)** requests a special exception to Section 14-16-2-20(B)(6) : A **CONDITIONAL USE** to allow uses or activities in a tent in a M-1 zone for all or a portion of Lot 05, Coles Industrial No 2 zoned M-1, located on **3421 STANFORD DR NE (G16)**
1010870
- 17. **16ZHE-80153** **Project#** **FIROZ S & JABEEN VAGH (DAC ENTERPRISES, AGENT)** requests a special exception to Section 14-16-2-23 La Cueva SDP, Pg 37 SEC 12 R-3 : a **VARIANCE** of 31 Additional Spaces To The 39 Maximum Parking Spaces To Allow for A Total Of 70 Spaces for all or a portion of Lot 32, Block 4, N Abq Acres Tr 2 Unit 3 zoned SU-2/ C-1, located on **7001 SIGNAL AV NE (C-19)**
1010871
- 18. **16ZHE-80154** **Project#** **RALPH AND CRUZ CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 27, Sloan HM zoned R-1, located on **331 62ND ST NW (K-11)**
1010872
- 19. **16ZHE-80155** **Project#** **DENNISE M SMITH** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow an existing carport in the required side yard setback area for all or a portion of Lot 13, Block 5, B&R Addn zoned R-1, located on **644 GROVE ST NE (K-19)**
1010873
- 20. **16ZHE-80156** **Project#** **DENNISE M SMITH** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **VARIANCE** of 15 ft to the 15 ft required rear yard setback to allow an existing patio cover for all or a portion of Lot 13, Block 5, B&R Addn zoned R-1, located on **644 GROVE ST NE (K-19)**
1010873

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #21

IF YOU ARE AGENDA ITEMS #21-#27

PLEASE COME TO THE HEARING AT 1:30 P.M.

- 21. **16ZHE-80159** **Project#** **CTB DEVELOPMENT LLC** requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a **VARIANCE** of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-A, Block 30, Hunings Highland Addn zoned SU-2 LCR, located on **509 HIGH ST SE (K-14)**
1010877
- 22. **16ZHE-80160** **Project#** **CTB DEVELOPMENT LLC** requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a **VARIANCE** of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-B, Block 30, Hunning Highland Addn zoned SU-2 LCR, located on **511 HIGH ST SE (K-14)**
1010877
- 23. **16ZHE-80161** **Project#** **STEFAN POSSE (MATTHEW KING, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a **CONDITIONAL USE** to allow for accessory living quarters for all or a portion of Lot 34A2A1, MRGCD MAP31 zoned RA-2, located on **1616 BAYITA LN NW (F-13)**
1010878

24. **16ZHE-80162** **Project# 1010879** **CEDAR INVESTORS, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) / Pg 74-75 University Neighborhoods SDP and 14-16-2-12(B)(2) : a CONDITIONAL USE to allow up to 36 dwelling units per acre in a SU-2 MD1 zone for a proposed new lot for all or a portion of Lot 7, Block 21, Brownwell & Lails Highland Addn zoned SU-2 MD1, located on **200 MULBERRY ST NE** (K-15)
25. **16ZHE-80163** **Project# 1010880** **DANIEL MCELWEE (CARL GARCIA, AGENT)** requests a special exception to Section 14-16-2 9(B) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport on the corner side lot for all or a portion of Lot 153, Prairie Ridge Unit 4 zoned R-T, located on **7621 SUNROSE DR NW** (D-12)
26. **16ZHE-80164** **Project# 1010881** **AURA GONZALES** requests a special exception to Section 14-16-2-5-(B)(1), 14-16-2-4-(B)(1) and 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters in RA-2 zone for all or a portion of Lot F, OTC 3 zoned RA-2, located on **2633 MOUNTAIN RD NW** (J-12)
27. **16ZHE-80165** **Project# 1010882** **THOMAS O HOBBS JR (KAYLA JOHNSON, LIPSTICK BAIL BONDS NM LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg. 118(A)(6)(c) Downtown Neighborhood Area SDP: a VARIANCE of 681 ft to the 500 ft max distance allowed for a bail bond office from a courthouse for all or a portion of Lot 20, Nichols & Bowden Addn zoned SU-2 DNA-MUM, located on **801 8TH ST NW** (J-14)